082.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	806,300 / 806,300
					USE VALUE:	806,300 / 806,300
					ASSESSED:	806,300 / 806,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		BLOSSOM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCMILLIN CARA LYNN &
Owner 2:	HARDY CHRISTOPHER R
Owner 3:	
Street 1:	11 BLOSSOM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LAPORTA LLC -
Owner 2:	-
Street 1:	41 RUTLAND STREET
Twn/City:	WATERTOWN
St/Prov:	MA Cntry:
Postal:	02472

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 1562 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4020.000	427,900		378,400	806,300
Total Card	0.092	427,900		378,400	806,300
Total Parcel	0.092	427,900		378,400	806,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.11 | /Parcel: 516.11

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 50688

GIS Ref

GIS Ref

Insp Date 07/21/16

!6631!

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	427,900	0	4,020.	378,400	806,300		Year end	12/23/2021
2021	101	FV	417,000	0	4,020.	378,400	795,400		Year End Roll	12/10/2020
2020	101	FV	416,900	0	4,020.	378,400	795,300	795,300	Year End Roll	12/18/2019
2019	101	FV	346,600	0	4,020.	373,000	719,600	719,600	Year End Roll	1/3/2019
2018	101	FV	346,600	0	4,020.	286,500	633,100	633,100	Year End Roll	12/20/2017
2017	101	FV	346,600	0	4,020.	270,300	616,900	616,900	Year End Roll	1/3/2017
2016	101	FV	177,100	0	4,020.	248,700	425,800	425,800	Year End	1/4/2016
2015	101	FV	167,000	0	4,020.	232,500	399,500	399,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:14:10

LAST REV

Date	Time
12/06/18	14:12:36
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6631

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAPORTA LLC,	67800-346		8/12/2016		799,999	No	No		
YENOUSKAS FRANC	66293-508		10/28/2015	Change>Sale	449,000	No	No		FRANCIS YENOUSKAS D.O.D. 7/18/2015 BK 66293 P
	11731-275		8/28/1969		21,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2018	1260	Solar Pa	21,120	C				
11/30/2015	1836	Dormers	119,635	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2016	Meas/Inspect	DGM	D Mann
7/21/2016	Permit Visit	DGM	D Mann
2/26/2009	Info At Door	189	PATRIOT
10/26/2000	Inspected	189	PATRIOT
2/28/2000	Missed Appt.	276	PATRIOT
1/12/2000	Measured	277	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	50688
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4020		Sq. Ft.	Site		0	70.	1.34	6									378,421						378,400	

Total AC/HA:	0.09229	Total SF/SM:	4020	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	378,421	Spl Credit		Total:	378,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	184.054
Other Features:	119549
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	448538
Depreciation:	20633
Depreciated Total:	427905

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

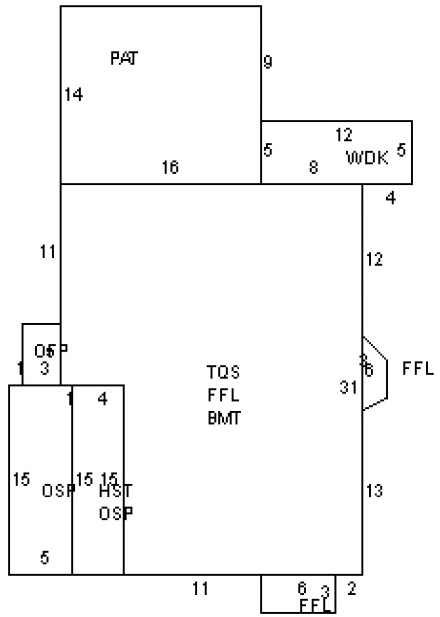
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	202.46
Special Features:	0	Val/Su Net:	183.57
Final Total:	427900	Val/Su SzAd	348.52

SKETCH



SUB AREA

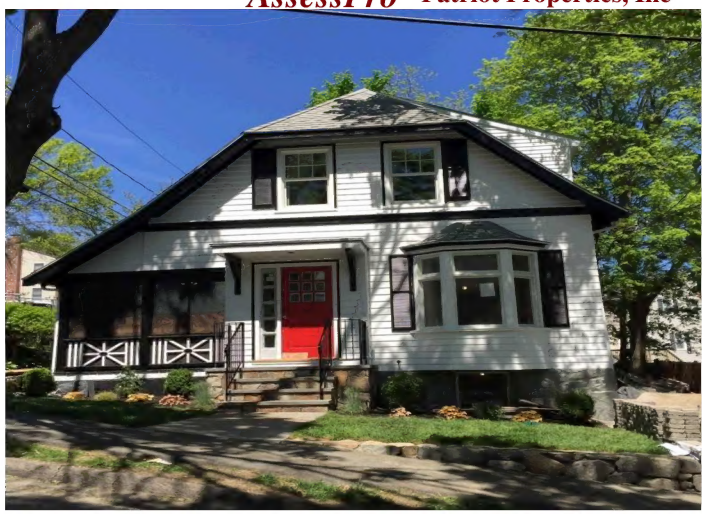
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	696	184.050	128,102
BMT	Basement	669	82.820	55,409
TQS	3/4 Story	502	184.050	92,349
PAT	Patio	224	3.960	888
OSP	Screen Porch	135	31.910	4,307
WDK	Deck	60	16.160	970
HST	Half Story	30	184.050	5,522
OFP	Open Porch	15	44.440	667
	Net Sketched Area:	2,331	Total:	288,214
Size Ad	1227.75	Gross Area	2528	FinArea 1562

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

082.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	